167.0	0001	0002.B	1 of 1	Residential
Map	Block	Lot	CARD	**ARLINGTON**

	Total Card	/	Total Parcel
APPRAISED:	1,006,400	/	1,006,400
USE VALUE:	1,006,400	/	1,006,400
ASSESSED:	1,006,400	/	1,006,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
130		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STONE LESLEY A
Owner 2:	
Owner 3:	
Street 1:	130 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KRINSKY LISA E -
Owner 2:	STONE LESLEY A -
Street 1:	130 PARK AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .208 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Clapboard Exterior and 2690 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9069.000	546,200		460,200	1,006,400
Total Card	0.208	546,200		460,200	1,006,400
Total Parcel	0.208	546,200		460,200	1,006,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.20 | /Parcel: 374.20

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	110276
GIS Ref	
GIS Ref	
Insp Date	06/20/18

!12896!

PREVIOUS ASSESSMENT

Parcel ID 167.0-0001-0002.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	546,200	0	9,069.	460,200	1,006,400		Year end	12/23/2021
2021	101	FV	530,800	0	9,069.	460,200	991,000		Year End Roll	12/10/2020
2020	101	FV	531,000	0	9,069.	460,200	991,200	991,200	Year End Roll	12/18/2019
2019	101	FV	391,000	0	9,069.	460,200	851,200	851,200	Year End Roll	1/3/2019
2018	101	FV	383,700	0	9,069.	407,600	791,300	791,300	Year End Roll	12/20/2017
2017	101	FV	383,700	0	9,069.	341,900	725,600	725,600	Year End Roll	1/3/2017
2016	101	FV	383,700	0	9,069.	341,900	725,600	725,600	Year End	1/4/2016
2015	101	FV	374,900	0	9,069.	295,900	670,800	670,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:45:32

LAST REV

Date	Time
11/26/19	14:25:28

mmcmakin

TAX DISTRICT | PAT ACCT. 12896

USER DEFINED

Prior Id # 1:	110276
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KRINSKY LISA E,	73495-413	1	10/21/2019	Estate/Div	99	No	No		
OWENS JESSIE AN	48489-404		11/14/2006		711,500	No	No		
OWENS JESSIE AN	35701-160		6/18/2002	Family	134,630	No	No		
WILSON BEYAN/ET	24721-284		7/22/1994		349,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2016	423	Re-Roof	10,000					reroof
3/8/2016	238	Redo Bat	8,000					redo 1/2 bath 1st
7/7/1997	380	Manual	2,637					REBUILD PORCHES
5/21/1997	266	Manual	6,500					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/20/2018	Inspected	BS	Barbara S
5/17/2018	MEAS&NOTICE	CC	Chris C
3/23/2009	Inspected	189	PATRIOT
12/24/2008	Measured	372	PATRIOT
3/13/2007	MLS	MM	Mary M
12/8/1999	Meas/Inspect	163	PATRIOT
4/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9069		Sq. Ft.	Site		0	70.	0.72	8			Med. Tr	-5					460,229						460,200	

Total AC/HA:	0.20820	Total SF/SM:	9069	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	460,229	Spl Credit		Total: 460,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.04040706
Const Adj.:	0.99495000
Adj $ / SQ:	139.746
Other Features:	111250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	612352
Depreciation:	66134
Depreciated Total:	546218

COMMENTS

BK; 21529 PG; 15 (WDK/WDK/GAR ANGLED)
BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	M
Totals			
1	9	5	

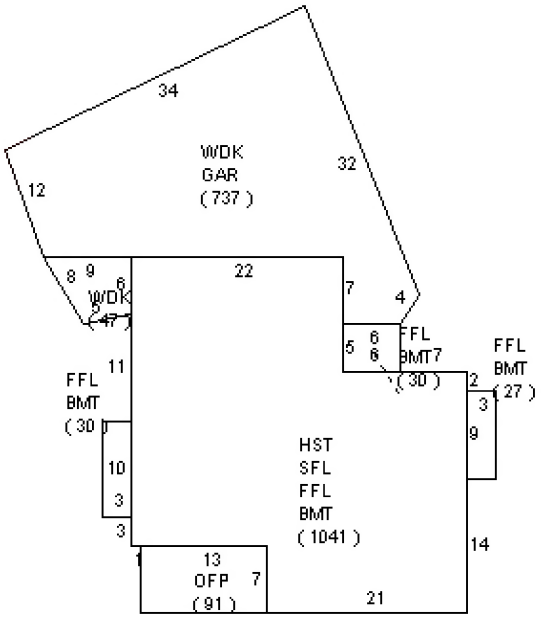
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	153.72
Special Features:	0	Val/Su Net:	100.59
Final Total:	546200	Val/Su SzAd	203.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,128	41.920	47,290
FFL	First Floor	1,128	139.750	157,633
SFL	Second Floor	1,041	139.750	145,475
WDK	Deck	784	7.240	5,675
GAR	Garage	737	18.300	13,487
HST	Half Story	521	139.750	72,738
OFP	Open Porch	91	34.460	3,136

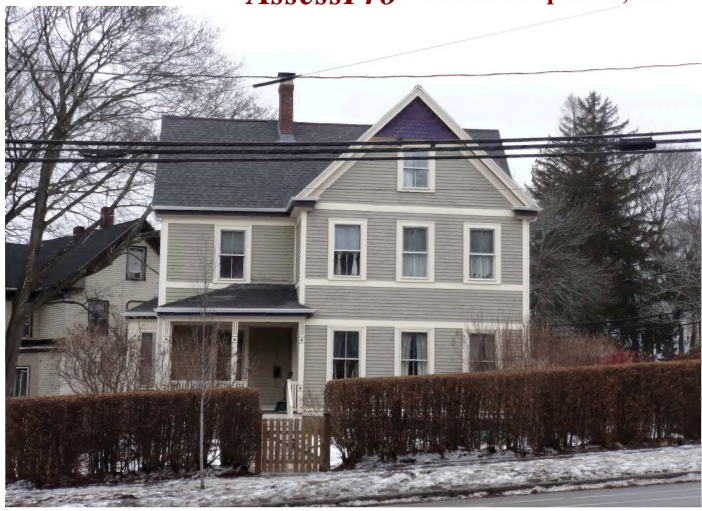
Net Sketched Area:	5,430			Total:	445,434
Size Ad	2689.5	Gross Area	5950	FinArea	2690

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 167.0-0001-0002.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	